

PIN # 033149831 OWNER: LIGHTBODY CHARLES ROBERT III

APPRAISAL PERIOD: Your property has been valued as it existed on January 1 of the current year, based on sales and other information gathered from the 24-month period beginning July 1, 2022 and ending June 30, 2024 (the base period). The current year value represents the market value of your property, that is, an estimate of what it would have sold for on the open market on June 30, 2024. If data is insufficient during the base period, assessors may use data going back in six-month increments from the five-year period ending June 30, 2024. Sales have been adjusted for inflation and deflation when there has been an identifiable trend during the base period, per Colorado Statute. You may file an appeal with the Assessor if you disagree with the current year value or the property classification determined for your property.

Reason for filing an appeal: _____

The market approach utilizes sales of similar properties from July 1, 2022 through June 30, 2024 (the base period) to develop an estimate of value. Colorado Law requires the Assessor to exclusively use the market approach to value residential property. All sales must be adjusted for inflation or deflation to the end of the data-gathering period, June 30, 2024. If you believe that your property has been incorrectly valued, and are aware of sales of similar properties that occurred in your immediate neighborhood during the base period, please list them below.

Commercial and industrial properties are valued based on the cost, market and income approaches to value. Using the income approach, the net operating income is capitalized into an indication of value. If your commercial or industrial property was not leased from July 2022 through June 2024, please see the market approach section above. If your property was leased during the data gathering period, please attach an operating statement indicating your income and expense amounts. Also, please attach a rent roll indicating the square footage and rental rate for each tenant occupied space. If known, attach a list of rent comparables for competing properties. You may also submit any appraisals performed in the base period on the subject property, and any other information you wish the Assessor to consider in reviewing your property value. Please provide contact information if an on-site inspection is necessary:

ATTESTATION: I, the undersigned owner/agent of this property, state that the information and facts contained herein and on any attachment constitute true and complete statements concerning the described property. I understand that the current year value of my property may increase, decrease, or remain unchanged, depending upon the Assessor's review of all available information pertinent to the property.

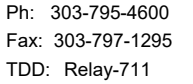
☐ Owner ☐ Agent

OWNER AUTHORIZATION OF AGENT:

Print Owner Name _____ Owner Signature _____

Agent Address	Agent Email Address
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RETAIN A COPY OF THE NOTICE OF VALUATION AND YOUR APPEAL FOR YOUR RECORDS



Ph: 303-795-4600
Fax: 303-636-1380
TDD: Relay-711

TAX YEAR	TAX AREA	PIN NUMBER	AIN	DATE
2025	1948	033149831	2073-14-2-21-001	04/16/2025
PROPERTY ADDRESS		LEGAL DESCRIPTION		
5104 S JEBEL ST		LOT 9 BLK 4 PARK VIEW MEADOWS SUB 3RD FLG EX 1/2 M/R SubdivisionCd 048562 SubdivisionName PARK VIEW MEADOWS SUB 3RD FLG Block 004 Lot 009		
PROPERTY CLASSIFICATION	CURRENT YEAR ACTUAL VALUE AS OF JUNE 30, 2024	PRIOR YEAR ACTUAL VALUE AS OF DECEMBER 31, 2024	CHANGE IN VALUE	
Residential				
TOTAL	\$521,000	\$563,100	-\$42,100	

An assessment rate will be applied to the actual value of your property before property taxes are calculated. At the time of print, the 2025 Assessment Rate had not been established.

A change in the assessment rate is NOT grounds for objection or abatement of taxes. 39-5-121(1), C.R.S.

If you would like information about the approach used to value your property, please contact your county assessor.

If you disagree with the Assessor's valuation, you may file an appeal by JUNE 9, 2025 RESIDENTIAL PROPERTY OWNERS (excluding multi-family, commercial and vacant land property owners) may also file online at www.arapahoeco.gov/assessor

**YOUR RIGHT TO APPEAL THE PROPERTY VALUATION AND/OR CLASSIFICATION TO THE ASSESSOR EXPIRES
JUNE 9, 2025**

APPEAL PROCEDURES

APPEAL BY MAIL OR FAX: If you choose to mail or fax a written appeal, you may complete the form on the reverse side of this notice and mail or fax it to the Assessor at the address below. To preserve your right to appeal, your mailed or faxed appeal must be postmarked or transmitted no later than June 9. The Assessor’s fax number is 303-797-1295.

MAIL TO: ASSESSMENT DIVISION - REAL PROPERTY APPEAL, 5334 S. Prince Street, Littleton, CO 80120-1136

APPEAL ON-LINE AT: www.arapahoeco.gov/assessor by June 9.

APPEAL OPTIONS: Appeals for all property types also include drop box, phone appointments and walk-in appointments. To enhance your experience, we are offering phone appointments with appraisal staff responsible for your area. You may request a phone appointment using our website by clicking on [Schedule Appeal Appointment](#) or by calling our office at 303-795-4600. Telephone hours of service for phone appointments: 303-795-4600; Monday - Friday, 7:30 a.m. - 4:30 p.m. Walk-in appointments may be made May 1, 2025 - May 23, 2025 only. County building doors close at 4:00 p.m.

ASSESSOR'S DETERMINATION: The Assessor must make a decision on your appeal and mail a Notice of Determination to you by Aug 15, 2025.

APPEALING THE ASSESSOR'S DECISION: If you are not satisfied with the Assessor's determination regarding your appeal, or if you do not receive a Notice of Determination from the Assessor and wish to continue your appeal, you MUST file a written appeal with the County Board of Equalization on or before September 15, 2025.

AGENT ASSIGNMENT: If you authorize an agent to act on your behalf, attach a signed letter stating the agent's name, address, and phone number.

NOTE: Please observe the appeal deadlines; after these dates your right to appeal is lost. To preserve your appeal rights you may be required to prove you have filed a timely appeal; therefore, we recommend all correspondence be mailed with a proof of mailing (i.e. registered or certified mail).

APPEALS WILL NOT BE ACCEPTED AFTER JUNE 9, 2025

	SUBJECT *****	SALE 1 *****	SALE 2 *****	SALE 3 *****	SALE 4 *****	SALE 5 *****
PARCEL ID	033149831	033146026001	033148118001	032567902001	032566132001	033282922001
STREET #	5104 S	5433 S	5246 S	5464 S	5774 S	20416 E
STREET	JEBEL	KILLARNEY	JERICHO	JERICHO	JEBEL	CRESTLINE
STREET TYPE	ST	ST	WAY	WAY	WAY	PL
APT #						
DWELLING	*****	*****	*****	*****	*****	*****
Time Adj Sale Price		508800	507400	553300	492000	525300
Original Sale Price	0	499000	510000	532000	508000	515000
Concessions and PP	0	-5000	-2600	0	-16000	0
Parcel Number	2073-14-2-21-001	2073-14-2-09-024	2073-14-2-17-009	2073-14-2-01-005	2073-14-3-14-017	2073-14-2-22-005
Neighborhood	2906	2906	2906	2906	2906	2906
Neighborhood Group	218500	218500	218500	218500	218500	218500
LUC	1220	1220	1220	1220	1220	1220
Allocated Land Val	160000	160000	168000	160000	160000	160000
Improvement Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Improvement Style	Multi-Level	Multi-Level	Multi-Level	Multi-Level	Multi-Level	Multi-Level
Year Built	1999	1996	1997	1993	1985	1991
Remodel Year	0	0	0	0	0	0
Valuation Grade	C	C	C	C	C	C
Living Area	1386	1386	1386	1526	1384	1540
Basement/Garden lvl	420	420	420	420	408	420
Finish Bsmt/Grdn lvl	420	399	0	398	0	0
Walkout Basement	0	0	0	0	0	0
Attached Garage	399	399	399	400	447	400
Detached Garage	0	0	0	0	0	0
Open Porch	0	0	0	20	0	20
Deck/Terrace	346	228	90	444	83	236
Total Bath Count	3	3	2	3	3	3
Fireplaces	1	1	1	1	1	1
2nd Residence	0	0	0	0	0	0
Regression Valuation	524682	521563	511285	530367	485074	515808
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		10/25/2022	08/23/2022	02/24/2023	03/08/2024	07/21/2023
Time Adj Sale Price		508,800	507,400	553,300	492,000	525,300
Adjusted Sale Price		511,919	520,797	547,615	531,608	534,174
ADJ MKT \$	521,038					